Mortimer & Gausden
INDEPENDENT ESTATE AGENTS

## 11 Chalk Lane, Ixworth, Bury St. Edmunds, Suffolk, IP31 2JQ

If you have been searching for a home in a popular village setting with lots of local amenities close by, this detached house could be ideal.

The property has 3 bedrooms and is located just a short walk from the village centre. Set in private gardens with parking and a garage, this CHAIN FREE house benefits from gas fired central heating and uPVC sealed unit glazing.

- Detached house in sought after village location
- Hall, cloakroom, dual aspect sitting
- Fitted kitchen, separate dining room
- 3 Bedrooms, shower room, gas central heating
- Established, private gardens with garage and parking
- NO UPWARD CHAIN - Early viewing advised

## Offers In Excess Of £315,000

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# 11 Chalk Lane, Ixworth, Bury St. Edmunds, Suffolk, IP31 2JQ

## General Information

The property occupies a popular location close to the village centre. Ixworth has many local amenities including shops, doctors' surgery, police and fire stations, a library, 2 schools, village hall, and church. The property is located only 7 miles from the historic market town of Bury St Edmunds, which offers a wide range of shopping, leisure and cultural facilities. Cambridge and Ipswich are 35 and 23 miles away respectively.

This well maintained detached home offers a comfortable level of accommodation and benefits from gas fired central heating and uPVC sealed unit glazing. The house, which has NO UPWARD CHAIN, is decorated in neutral shades adding to the feeling of light and space.

On the ground floor: The entrance hall with cloakroom off, gives access to the dual aspect sitting room and separate dining room. The kitchen includes ample cupboards and worktop surfaces together with a built-in understair cupboard and a door to the rear gardens.

On the first floor: The landing area with a large built-in cupboard, leads to 3 good sized bedrooms and a shower room. All 3 bedrooms have either built-in cupboards or fitted wardrobes. The bathroom has been converted to a shower room.

Outside
The front gardens are very well established with a wide variety of mature shrubs and trees. A driveway providing parking also leads up to the single garage which has an electrically operated door. A side pathway leads to the rear gardens which afford a high degree of privacy and seclusion. Laid mainly to paving the rear gardens include a timber shed and raised borders with mature trees and shrubs.

Agents Note. Whilst the house has No Upward Chain, probate has been applied for but has yet to be granted.

Council Tax Band C.

Directions
Leave Bury St. Edmunds on the A143 toward Diss. Continue through Great Barton and onto Ixworth. At the first roundabout take the 1st exit onto Stow Road. At the T junction turn right and continue up the High Street. At the top of the road, turn left – just before the fire station into Street Farm Lane then right into Chalk Lane when the property will be seen in a cul de sac on the left-hand side.

Entrance Hall

Cloakroom

Sitting Room 18'1 x 11'1 (5.51m x 3.38m)

Dining Room 10'0 x 9'2 (3.05m x 2.79m)

Kitchen 13'4 max x 8'4 (4.06m max x 2.54m)

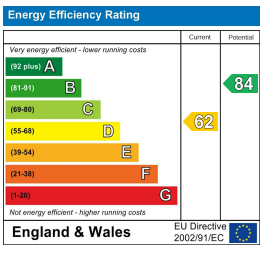
Bedroom 1 11'9 x 9'10 min (3.58m x 3.00m min)

Bedroom 2 10'11 min x 9'1 min (3.33m min x 2.77m min)

Bedroom 3 8'9 x 8'3 (2.67m x 2.51m)

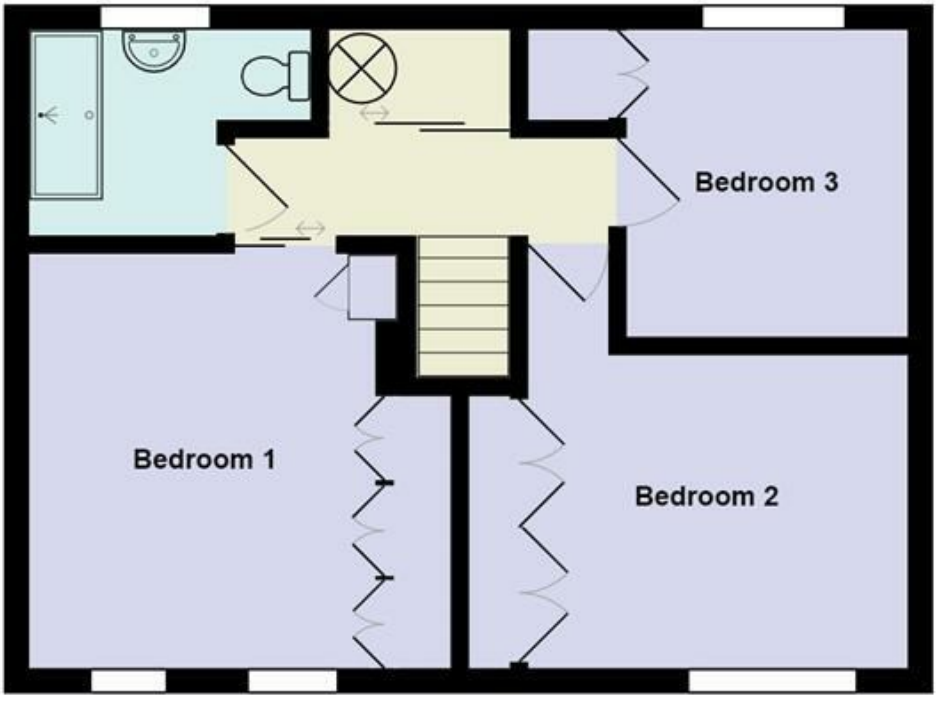
Shower Room

Garage 16'1 x 8'1 (4.90m x 2.46m)




Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fitting. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or web site, please contact our offices immediately.

Kitchen
Sitting Room
Dining Room


Bedroom 3
Bedroom 1
Bedroom 2

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